A. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R/I District shall be preserved by the Petitioner.

B. The Petitioner shall install a 6 foot sidewalk, a 8 foot planting strip and drainage facilities shall be installed in two phases, with the first phase of the drainage facilities to be located along the Site's frontage on Moore Road and Marglyn Drive as generally shown on the Site Plan Approval for Tract B.

C. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall convey and grant to the Town any easements for streets, roads, sidewalks, parking areas, utilities, the waterway and other public improvements that the Petitioner shall be required to construct, maintain and preserve as provided by the Ordinance; subject to conclusive survey and engineering. The easements shall be conveyed in accordance with the provisions of Section 150.50 of the Ordinance.

D. Any off-street vehicular parking and bicycle parking shall be provided on the Site as shown on the Site Plan Approval for Tract B.

E. The Petitioner shall ensure that the exterior of the Farmhouse and the Red Barn shall be maintained, preserved and repaired and preserved in their current physical condition, ordinary wear and tear excepted. The exterior of the Farmhouse and the Red Barn shall be maintained with the following and no other replacements or additions shall be made:

(1) The exterior of the Farmhouse and the Red Barn shall be maintained, preserved and repaired and preserved in their current physical condition, ordinary wear and tear excepted.

(2) The removal or alteration of exterior architectural features of the Farmhouse and the Red Barn is subject to prior approval by the Matthews Board of Commissioners and the approval of the Matthews Historic Landmarks Commission (the "Commission").

(3) The exterior of the Farmhouse and the Red Barn shall be maintained, preserved and repaired and preserved in their current physical condition, ordinary wear and tear excepted.

(4) The exterior of the Farmhouse and the Red Barn shall be maintained, preserved and repaired and preserved in their current physical condition, ordinary wear and tear excepted.

F. The Petitioner shall retain the right to install overhead electrical power lines on the Site, except that no electrical power lines shall be installed over the historic landmark which contributes to the architectural integrity of the Farmhouse and the Red Barn in a manner that is visually intrusive to the site.

G. Within 3 years of the date on which a building permit is issued for the first time for any new building to be located on the Site, the Petitioner shall convey and grant to the Town an easement for access to be located within the Greenway Easement and the use thereof. The easement shall be for the purpose of the relocation of the Farmhouse and the Red Barn as required by the Matthews Board of Commissioners to the Farmstead Site and to demolish the remaining structures located on the Historic Farmstead Site.

H. The Petitioner, at its sole cost and expense, shall design, install and maintain the pathway to be located within the Greenway Easement and the use thereof. The pathway shall be for the purpose of enabling the Petitioner to maintain and repair that portion of the Greenway Trail to be located within the Greenway Easement and the use thereof.

I. The Petitioner, at its sole cost and expense, shall be responsible for the maintenance, repair and replacement (as may be needed from time to time) of the entire Greenway Trail.

J. The Greenway Trail shall be a public greenway trail which is not maintained by the Petitioner at its sole cost and expense.

K. The Petitioner shall install a fence as an additional protective feature to the Greenway Trail to prevent pedestrians from trespassing on the Site.

L. Pursuant to Section 150.50 of the Matthews Building Regulations, no changes in the color, material or surfacing shall be made to the exterior of the historic landmark which contributes to the architectural integrity of the Farmhouse and the Red Barn without prior approval by the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

M. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

N. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

O. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

P. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

Q. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

R. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

S. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

T. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

U. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

V. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

W. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

X. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

Y. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

Z. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

AA. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

BB. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

CC. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

DD. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

EE. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

FF. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

GG. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

HH. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

II. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

JJ. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

KK. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

LL. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

MM. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

NN. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

OO. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

PP. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall provide a certificate of appropriateness to the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.
Independent Living Perspective

Cottage Perspective

Front Entry Elevation

Front Elevation

Left Side Elevation

Skilled Nursing Elevations
by David R. Polson
RZ - 5.4

Architectural Elevations

Royal Park - Senior Independent Living Community
2001 Moore Road
Matthews, North Carolina

BUILDING ELEV. - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY
MATTHEWS, NC - CAPSTONE LIFESTYLE COMMUNITIES

BUILDING TYPE I - FRONT ELEVATION

ELEVATION KEY: (Legend)
1. Brick
2. Metal awning
3. Glass & metal
4. First floor sheetrock
5. First floor wood panel
6. Second floor metal roof
7. Composition three roof
Royal Park - Senior Independent Living Community
2001 Moore Road
Matthews, North Carolina

Seals:
Corp. NC license: F-1320

Architectural Elevations

BUILDING ELEV. - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY
MATTHEWS, NC - CAPSTONE LIFESTYLE COMMUNITIES